



**REDEVELOPMENT AGENCY AGENDA**  
**MEETING OF: AUGUST 7, 2002**

THESE PROCEEDINGS ARE BEING PRESENTED LIVE ON KCLV, CABLE CHANNEL 2, AND ARE CLOSED CAPTIONED FOR OUR HEARING IMPAIRED VIEWERS. THE COUNCIL MEETING, AS WELL AS ALL OTHER KCLV PROGRAMMING, CAN BE VIEWED ON THE INTERNET AT [www.kclv.tv](http://www.kclv.tv). THE PROCEEDINGS WILL BE REBROADCAST ON KCLV CHANNEL 2 AND THE WEB THE WEDNESDAY OF THE MEETING AT 8:00 PM, AND ALSO ON FRIDAY AT 4:00 AM, SATURDAY AT 7:00 PM, SUNDAY AT 7:00 AM AND THE FOLLOWING MONDAY AT 1:00 PM.

- CALL TO ORDER
- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

**MINUTES:**

CALLED TO ORDER BY CHAIRMAN GOODMAN AT 11:29 A.M.

**PRESENT:** CHAIRMAN GOODMAN and MEMBERS REESE, M. McDONALD, BROWN, WEEKLY, and MACK

**EXCUSED:** MEMBER L.B. McDONALD

**ALSO PRESENT:** DOUG SELBY, Acting Executive Director, BRADFORD JERBIC, City Attorney, and BARBARA JO RONEMUS, Secretary

ANNOUNCEMENT MADE: Posted as follows:

Las Vegas Library, 833 Las Vegas Boulevard North  
Senior Citizens Center, 450 E. Bonanza Road  
Clark County Government Center, 500 S. Grand Central Pkwy.  
Court Clerk's Bulletin Board, City Hall  
City Hall Plaza, Posting Board

(11:29)

**2-1943**

**AGENDA SUMMARY PAGE**

**REDEVELOPMENT AGENCY MEETING OF: AUGUST 7, 2002**

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**DEPARTMENT: OFFICE OF BUSINESS DEVELOPMENT**

**DIRECTOR: LESA CODER**

**SUBJECT:**

APPROVAL OF THE MINUTES BY REFERENCE FOR THE MEETING OF JULY 17, 2002

**MOTION:**

**REESE – APPROVED by Reference – UNANIMOUS with L.B. McDONALD excused**

**MINUTES:**

There was no discussion.

(11:29 – 11:30)

**2-1950**

**AGENDA SUMMARY PAGE**  
**REDEVELOPMENT AGENCY MEETING OF: AUGUST 7, 2002**

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**DEPARTMENT: BUSINESS DEVELOPMENT****DIRECTOR: LESA CODER****SUBJECT:**

**ABEYANCE ITEM** - DISCUSSION AND POSSIBLE ACTION TO REALLOCATE UP TO \$50,000 TO ENHANCE PEDESTRIAN AMENITIES ALONG FREMONT STREET EXPERIENCE BETWEEN FOURTH STREET AND LAS VEGAS BOULEVARD - WARDS 1 AND 5 (M. McDONALD AND WEEKLY)

**Fiscal Impact**

<input type="checkbox"/>	<b>No Impact</b>	<b>Amount:</b> \$50,000.
<input checked="" type="checkbox"/>	<b>Budget Funds Available</b>	<b>Dept./Division:</b> OBD/RDA
<input type="checkbox"/>	<b>Augmentation Required</b>	<b>Funding Source:</b> SPECIAL REVENUE FUND

**PURPOSE/BACKGROUND:**

Discussions have been ongoing in the recent past between City staff, and the folks at FSE and Neonopolis, to provide enhanced pedestrian amenities and an entertainment venue on the easternmost block of FSE, 4th St. to Las Vegas Blvd. This will not only benefit Neonopolis and new tenants in the FSE red garage, but also set the stage for eastward redevelopment of the proposed entertainment district. Staff recommends approval.

**RECOMMENDATION:**

Approval

**BACKUP DOCUMENTATION:**

Location Map

Submitted at the meeting: copy of written comments of Tom McGowan

**MOTION:**

**WEEKLY – APPROVED as recommended – UNANIMOUS with L.B. McDONALD excused**

NOTE: COUNCILMAN MACK disclosed that he has a consulting arrangement with a marketing and business consulting company that could potentially do business with Neonopolis. CITY ATTORNEY JERBIC clarified that COUNCILMAN MACK works for a company that consults with another company that may in the future have Neonopolis as a client. There is no ongoing business relationship at this time. Based upon that and the fact that the applicant in this is the Fremont Street Experience, he felt that COUNCILMAN MACK should disclose the situation but not abstain.

**MINUTES:**

LESA CODER, Director, Office of Business Development, advised that the Council held this matter in abeyance two weeks ago. Staff would still like the funds reallocated, with a maximum

CITY COUNCIL MEETING OF AUGUST 7, 2002

Business Development

Item 2 - DISCUSSION AND POSSIBLE ACTION TO REALLOCATE UP TO \$50,000 TO ENHANCE PEDESTRIAN AMENITIES ALONG FREMONT STREET EXPERIENCE BETWEEN FOURTH STREET AND LAS VEGAS BOULEVARD

**MINUTES – Continued:**

of up to \$50,000 to provide for pedestrian enhancements in the subject block area. The enhancements would include a proposed soundstage, lighting, and any balance left over to be allocated toward spotlights or landscaping within the area, as the heat is brutal on that block during the summer months. She emphasized that the landscaping is a temporary measure, with other improvements to be considered by the Fremont Street Experience Corporation and the developer to the north side of this block. Staff does not feel that the \$50,000 request is unreasonable. The Agency has previously expended funds for this type of purchase, both on First and Third Streets and for other enhancements within the Fremont Street Canopy.

She noted that staff does not consider these improvements of benefit to the businesses on either side, or the Redevelopment Agency's investment for a specific property. However, staff does believe that it is key to continue to move east along Fremont Street to not only enhance the area, but also to revitalize, rejuvenate, and continue to maintain proper business standards. She recommended approval.

COUNCILMAN McDONALD confirmed with MS. CODER that Fremont Street improvements are continuing to the south. MS. CODER added that staff is moving forward with the Entertainment District proposal, and the business owners to the east have expressed a lot of interest. Staff sees these improvements as just another step. She pointed out that she does not foresee coming back to the Council asking for more money for exactly the same thing. There are several tools that staff uses in redevelopment, some of which are monetary in nature, others are simply to provide discussion and assistance. But it is definitely staff's intent to continue to build on a nucleus to expand and grow and to upgrade security and the viability of businesses.

COUNCILMAN McDONALD questioned the status of the Race Rock property. MS. CODER answered that she is unaware of specific users. She learned at her most recent discussions with MARK PARIS of the Fremont Experience Street that he will soon announce an anchor tenant that will locate at Fourth and Fremont. Regarding the Race Rock building, he has an architect working on it for the possibility of obtaining multiple tenants.

COUNCILMAN WEEKLY appreciated the comments that were made on this matter about spending at the last meeting. However, he indicated that the City has a commitment with the Fremont Street Experience and, therefore, has an obligation to make Fremont Street successful. After seeing the number of people that walk toward this block after leaving other events on Fremont Street, he believes that this venue will be successful. The oncoming of Jillian's should make it even more successful. The City should support this endeavor.

CITY COUNCIL MEETING OF AUGUST 7, 2002

Business Development

Item 2 - DISCUSSION AND POSSIBLE ACTION TO REALLOCATE UP TO \$50,000 TO ENHANCE PEDESTRIAN AMENITIES ALONG FREMONT STREET EXPERIENCE BETWEEN FOURTH STREET AND LAS VEGAS BOULEVARD

**MINUTES – Continued:**

MAYOR GOODMAN interjected that this project has to be driven by the private sector. He then questioned the City's proprietary interest in the Fremont Street Experience. MS. CODER answered that the City participated in the improvements for the mall as well as the canopy. There is still an outstanding balance that is due and a mechanism under contract by which the Agency will be repaid. DEPUTY CITY MANAGER HOUCHENS further explained that the agreement is on the parking garage in order to recoup the cost of the land in excess of the appraised value at the time the land was acquired. The proceeds for that are derived from the grand total of the rental of the leases for the retail space, which is the frontage on Fremont Street, not from the parking revenues on the Fremont Street Garage.

MAYOR GOODMAN reiterated that it is up to the private sector to make their businesses succeed. They have to entice customers. The City can give support and some economic aid only if the Council is convinced that that aid would in turn economically benefit the City. COUNCILMAN WEEKLY interjected that more advertising is necessary, because many people are unaware of the amenities available in the downtown area.

MS. CODER assured MAYOR GOODMAN that Neonopolis, Fremont Street Experience, and Redevelopment Agency staff members are committed to the success of the downtown area, because they all recognize that either it succeeds or they all fail.

TOM McGOWAN, Las Vegas resident, submitted his written comments, which are made a part of these Final Minutes, on why this matter is a waste of time and money. He indicated that he has submitted his proposal for a special musical entertainment program that would ensure the success of the downtown area.

MAYOR GOODMAN asked if the Fremont Street Experience is making any current contributions. MS. CODER replied that the Fremont Street Experience is arranging for all of the electrical wiring for the soundstage, as well as paying for the cost of the entertainment venues, which is significant and ongoing. Neonopolis is not specifically making contributions, but it is a member of the Fremont Street Experience and will be assessed a fair share of the provision for the entertainment and other mall amenities.

CHRIS KRISTOFF shared MR. McGOWAN's concerns about misusing monies, particularly on the Fremont Street Experience. The businesses in the downtown area are not making any money and they continue to lean on the City for more funds. Redevelopment money is supposed to be used wisely, not randomly.

CITY COUNCIL MEETING OF AUGUST 7, 2002

Business Development

Item 2 - DISCUSSION AND POSSIBLE ACTION TO REALLOCATE UP TO \$50,000 TO ENHANCE PEDESTRIAN AMENITIES ALONG FREMONT STREET EXPERIENCE BETWEEN FOURTH STREET AND LAS VEGAS BOULEVARD

**MINUTES – Continued:**

NOTE: COUNCILMAN McDONALD stressed that he would like a meeting with MS. CODER and MAYOR GOODMAN because he does not believe that MR. PARIS' potential new tenant at Race Rock will assist in reaching the goals of this Council. He noted that it is just a rumor, but he wants to make sure.

There was no further discussion.

(11:30 – 11:48)

**2-1961**

**AGENDA SUMMARY PAGE**  
**REDEVELOPMENT AGENCY MEETING OF: AUGUST 7, 2002**

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**DEPARTMENT: BUSINESS DEVELOPMENT**

**DIRECTOR: LESA CODER**

**SUBJECT:**

**RESOLUTIONS:**

**ABEYANCE ITEM - RA-2-2002** - DISCUSSION AND POSSIBLE ACTION REGARDING A RESOLUTION FINDING THE PROJECT PROPOSED BY THE OWNER PARTICIPATION AGREEMENT BETWEEN THE CITY OF LAS VEGAS REDEVELOPMENT AGENCY AND WORLD MARKET CENTER, LLC, TO BE IN COMPLIANCE WITH AND IN FURTHERANCE OF THE GOALS AND OBJECTIVES OF THE AGENCY'S REDEVELOPMENT PLAN AND AUTHORIZE THE EXECUTION BY THE AGENCY (APN's 139-33-610-004, 139-33-511-003, and 139-33-511-004) - WARD 5 (WEEKLY) [NOTE: THIS ITEM IS RELATED TO CITY COUNCIL ITEM #76]

**Fiscal Impact**

<input checked="" type="checkbox"/>	<b>No Impact</b>	<b>Amount:</b>
<input type="checkbox"/>	<b>Budget Funds Available</b>	<b>Dept./Division:</b>
<input type="checkbox"/>	<b>Augmentation Required</b>	<b>Funding Source:</b>

**PURPOSE/BACKGROUND:**

World Market Center, LLC, will build up to 7,500,000 s.f. of wholesale furniture showrooms, and related uses such as exhibition, office, and mixed-use space, over the 57 acre site. Developer is seeking tax increment financing reimbursement for some qualified improvements. The project meets the goals and objectives of the Redevelopment Plan.

**RECOMMENDATION:**

Approval and authorize the Chairperson to execute the Owner Participation Agreement and all documents related thereto.

**BACKUP DOCUMENTATION:**

1. Resolution No. RA-2-2002
2. Owner Participation Agreement
3. Disclosure of Principals
4. Location Map

**MOTION:**

**GOODMAN – ABEYANCE to 8/21/2002 – UNANIMOUS with L.B. McDONALD excused**

**MINUTES:**

NOTE: A combined Verbatim Transcript of City Council Item 76 and Redevelopment Agency Item 3 is made a part of the Final Minutes for both meetings under the respective items.

REDEVELOPMENT AGENCY MEETING OF AUGUST 7, 2002  
Business Development  
Item 3 – RA-2-2002

**MINUTES – Continued:**

APPEARANCES:

JOHN O'REILLY, Attorney, O'Reilly & Ferrario, representing Mr. Alterwitz, 325 South Maryland Parkway

DARYL ALTERWITZ, owner of Walker Furniture

MARK FIORENTINO, Attorney, Kummer, Kaempfer, Bonner, and Renshaw, representing World Market Center, LLC, 3800 Howard Hughes Parkway

LESA CODER, Director of Office of Business Development

BARBARA JO (RONI) RONEMUS, City Clerk

TOM MCGOWAN, Citizens of Las Vegas

(11:07 – 11:14/1:08-1:10/1:21-1:36)

**2-1049/3-1/3-410**





**AGENDA SUMMARY PAGE**  
**REDEVELOPMENT AGENCY MEETING OF: AUGUST 7, 2002**

**CITIZEN PARTICIPATION:**

ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE DELIBERATED OR ACTED UPON UNTIL THE NOTICE PROVISION OF THE OPEN MEETING LAW HAVE BEEN MET. IF YOU WISH TO SPEAK ON A REDEVELOPMENT AGENCY MATTER NOT LISTED ON THE AGENDA, PLEASE STEP UP TO THE PODIUM AND CLEARLY STATE YOUR NAME AND ADDRESS. PLEASE LIMIT YOUR REMARKS TO THOSE MATTERS UNDER THE EXPRESS JURISDICTION OF THE REDEVELOPMENT AGENCY. IN CONSIDERATION OF OTHERS, AVOID REPETITION, AND LIMIT YOUR COMMENTS TO NO MORE THAN THREE (3) MINUTES. TO ENSURE ALL PERSONS EQUAL OPPORTUNITY TO SPEAK, EACH SUBJECT MATTER WILL BE LIMITED TO TEN (10) MINUTES.

**MINUTES:**

BEATRICE TURNER, West Las Vegas resident, complained about an unsightly building that was recently relocated onto West Las Vegas property. She assured that the property and building belong to JUDGE LEE GATES and COUNTY COMMISSIONER YVONNE ATKINSON GATES. She urged Council to take action, because the residents of West Las Vegas are trying to enhance their neighborhoods. She pointed out that she has not made any progress with the numerous calls she has made to the Neighborhood Response Division. MAYOR GOODMAN advised MS. TURNER to contact him after the meeting about this matter. COUNCILMAN WEEKLY noted that DAVE SEMENZA, Manager, Neighborhood Response Division, is aware of the situation and has not taken further action because he is waiting for him to contact JUDGE GATES.

MS. TURNER further indicated that she now understands why elderly people in this community do not want to obtain any revolving loan money. She knows an elderly woman in West Las Vegas whose home was not properly repaired by the contractor that was sent out through the revolving loan program. That is why elderly people prefer to have their homes demolished. The City should look into that program and the contractors that are hired.

TODD FARLOW, 240 N. 19<sup>th</sup> Street, agreed with MS. TURNER. He then expressed his appreciation to whoever replaced the benches on Fremont Street.

CHRIS KRISTOFF, 335 W. Cincinnati, indicated that local veterans have been let down by U.S. representatives. The Veterans Clinic is due to shut down in December. He considers this a state of emergency and urged the Council to do something about it. MAYOR GOODMAN asked MR. KRISTOFF to call his office and make an appointment.

# *City of Las Vegas*

## REDEVELOPMENT AGENCY MEETING OF AUGUST 7, 2002 Citizen Participation

### **MINUTES – Continued:**

TOM McGOWAN, Las Vegas resident, submitted his written comments, which are made a part of these Final Minutes, about an entertainment venue he feels would lead to the success of the downtown area. He noted that ACTING CITY MANAGER SELBY is the best candidate for the City Manager's position and that the first priority of government is to guarantee the safety of the public.

(11:48 – 12:00)  
**2-2796**

**THE MEETING ADJOURNED AT 12:00 P.M.**

Respectfully submitted: \_\_\_\_\_  
GABRIELA S. PORTILLO-BRENNER, DEPUTY CITY CLERK  
October 15, 2002

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**BARBARA JO RONEMUS, SECRETARY**